

*A revised vision for the Port of Fort Pierce was established in 1996 through a non-binding public referendum and charrette process, which shifted the intended general uses from exclusively cargo as per the 1989 Port Master Plan to a mix of recreational, commercial, and industrial uses. Since that time and through additional public workshops, this vision has been further refined to focus the industrial component of the mixed use port on marine industries, specifically the megayacht industry, and for such uses to serve as the anchor tenant at the Port of Fort Pierce. The Port Master Plan more clearly defines this community vision, strengthens local control over the process, and provides flexibility to ensure intergovernmental coordination and the desired mix of uses. References to the "Port of Ft. Pierce" in the Goals, Objectives, and Policies shall be liberally interpreted to mean the appropriate local government entity charged with the responsibility for enforcing or completing the specific objective or policy statement.*

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## **Goals, Objectives, and Policies for Port of Ft. Pierce**

### **Goal 1                      Responsibility for the Port**

The overall responsibility for the management of the Port of Ft. Pierce is vested by law with the St. Lucie County Commission and should be managed in the public interest of all the citizens of St. Lucie County.

#### **Objective 1.1**

St. Lucie County, working with the City of Ft. Pierce, interested agencies and private property owners and consistent with the port enabling laws and the constitutional and statutory protections for the rights of existing private property owners, should ensure that the public interest and quality of life is protected when exercising public control of port property.

#### **Policy 1.1.1**

St. Lucie County shall explore and consider all options for the management and operations of the Port of Fort Pierce in cooperation with the municipalities and local officials. These discussions shall take place prior to December 2004 through either a task force or joint workshop of the elected officials.

### **Policy 1.1.2**

St. Lucie County shall maintain the necessary oversight of the Port of Fort Pierce to ensure compliance with applicable state law governing deepwater ports and to guarantee the financial feasibility of any publicly funded infrastructure within the port.

### **Policy 1.1.3**

The Port of Ft. Pierce shall determine whether to initiate actions necessary to acquire public ownership of those areas in the port determined to be in the public interest.

### **Policy 1.1.4**

St. Lucie County shall coordinate with the City of Fort Pierce, other affected local governments, the Treasure Coast Regional Planning Council and the Florida Seaport Transportation and Economic Development Council (FSTED).

### **Policy 1.1.5**

St. Lucie County, operating through its existing and future legal authorities, shall initiate discussions with the City of Fort Pierce, with other public agencies, and with the private business sector to create the legal agreements, memoranda of understanding, and joint planning agreements necessary to implement the goals, objectives, and policies of the Master Plan for the Port of Ft. Pierce.

## **Objective 1.2**

The Port of Ft. Pierce shall establish a general Port Planning Area boundary and a Port Operations Area boundary to provide elected officials, prospective investors, port facility developers, and the public a clear understanding of the physical location of the activities that could be accommodated in the Port of Ft. Pierce. The Port Planning Area and Port Operations Area are identified in Figure A.

### **Policy 1.2.1**

The Port of Ft. Pierce shall support development of commercial marine uses, such as megayacht construction and maintenance, marine research facilities, or expansion of tourist/recreational uses, depending on market conditions.

### **Policy 1.2.2**

The Port of Ft. Pierce shall support development of tourist, commercial and recreational use primarily in the northern third of the undeveloped port property.

### **Policy 1.2.3**

The Port of Ft. Pierce shall continue to support limited cargo operations as described in Policy 2.1.2.

### **Policy 1.2.4**

Activities within the remaining Port Planning Area shall comply with the applicable State and County laws and the applicable plans and regulations of the City of Ft. Pierce or St. Lucie County.

## **Goal 2                      Port Activities**

The quality of life for St. Lucie County residents will be strengthened and maintained by enhancing the economic viability, attractiveness, environmental quality, and social benefits associated with activities at the Port of Ft. Pierce.

### **Objective 2.1**

The Port of Ft. Pierce should strengthen the economic development activities in the Port Operations Area by working with federal, state and local government, the private sector, and other interested parties to formulate an economic development plan by 2004 that will foster new jobs that exceed the County's average annual wage and enhance the community's prosperity.

### **Policy 2.1.1**

The Port of Ft. Pierce shall encourage the development, renovation and improvement of port facilities to maximize current potential, including rehabilitation and modernization of existing buildings consistent with the City of Ft. Pierce downtown redevelopment.

### **Policy 2.1.2**

The Port of Ft. Pierce will continue as a deepwater port that will accommodate limited cargo operations. Gentrification of cargo areas shall be emphasized and flexibility shall be retained in the Berth 1 area to allow either limited cargo operations or marine industries. All such uses shall be consistent with the general mix of uses described herein and compatible with adjacent land uses and natural resources.

#### **Policy 2.1.3**

Future public infrastructure improvements in the Port Planning Area will be made consistent with the Port Master Plan.

#### **Policy 2.1.4**

St. Lucie County, working with federal, state and local governments, the private sector, and other interested parties may provide incentives for jobs that exceed the County's average annual wage.

#### **Policy 2.1.5**

The Port of Ft. Pierce, working with federal, state and local governments, the private sector, and other interested parties, will encourage port industries to develop job training programs and use the local workforce to the fullest extent possible.

### **Objective 2.2**

**The Port of Ft. Pierce in cooperation with the City of Ft. Pierce and other governmental bodies, shall assist in the development of high quality design standards to ensure that port facilities in the Port Operations Area are compatible with the use of the surrounding area in the City of Ft. Pierce as downtown waterfront development.**

#### **Policy 2.2.1**

The Port of Ft. Pierce, in cooperation with other governmental bodies, the private sector, and other interested parties, should develop and maintain aesthetically pleasing public port facilities and landscaping to encourage new and expanded business development.

#### **Policy 2.2.2**

The Port of Ft. Pierce, in cooperation with other governmental bodies, should ensure that port facilities are aesthetically compatible with newly renovated downtown Ft. Pierce and other adjacent neighborhood areas and in compliance with the City of Ft. Pierce regulations.

### **Policy 2.2.3**

Existing activities within the Port of Ft. Pierce Operations Area that are determined to be inconsistent with future uses of the port should be identified and removed through the negotiated purchase of property or business, code enforcement activities, private/public partnerships, grants, other mechanisms by the appropriate unit of government, or eminent domain.

## **Objective 2.3**

The Port of Ft. Pierce, working with federal, state and local governments the private sector, and other interested parties shall maintain, increase, and promote marine industry and related scientific and commercial activities at the Port of Ft. Pierce so there is no net loss of marine industry.

### **Policy 2.3.1**

The Port of Ft. Pierce, working with federal, state and local governmental bodies, the private sector, and other interested parties shall accommodate water-related marine activities such as megayachts, restaurants, hotels, tall sailing vessels, boat service and repair yards, marina facilities, and related service activities within the Port Planning Area for the benefit of residents and visitors to the community.

### **Policy 2.3.2**

The Port of Ft. Pierce, working with federal, state and local governmental bodies, the private sector, and other interested parties shall accommodate water-related marine activities such as megayachts, marine research vessels, tall sailing vessels, restaurants, hotels, and related service activities within the Port Planning Area for the benefit of the residents and visitors to the community.

### **Policy 2.3.3**

The Port of Ft. Pierce, in cooperation with federal, state and local governmental bodies, the private sector, and other interested parties, shall protect, maintain, and promote marine industry activity from encroachment or displacement by incompatible land uses.

#### **Policy 2.3.4**

The Port of Ft. Pierce, working with federal, state and local governmental bodies, the private sector, and other interested parties, shall encourage the location of additional marine science facilities in the Port Planning Area that are compatible with the Smithsonian and the Harbor Branch Oceanographic Institution.

#### **Policy 2.3.5**

The Port of Fort Pierce, working with other governmental bodies, the private sector and other interested parties, shall encourage the location and development of a megayacht facility that serves as the anchor tenant in the Port Operations Area.

### **Objective 2.4**

**The Port of Ft. Pierce shall allow and support expansion of water-dependent recreational and ecotourism uses in the Port Planning Area.**

#### **Policy 2.4.1**

The Port of Ft. Pierce, working with federal, state and local governmental bodies, the private sector, and other interested parties, shall encourage recreational uses within the Port Planning Area.

#### **Policy 2.4.2**

The Port of Ft. Pierce working with federal, state and local governmental bodies the private sector, and other interested parties shall maintain a public education and information program for the commercial and recreational boating activities on and adjacent to the Port Planning Area to alert and advise those users of the environmentally sensitive resources in the area.

### **Objective 2.5**

**The Port of Ft. Pierce, in compliance with federal, state, and local laws, shall work with appropriate public safety entities to revise the port security management plan for the Port Operations Area by December 2003.**

#### **Policy 2.5.1**

The Port of Ft. Pierce shall use its best efforts to ensure that port security will protect port users and citizens from crime or terrorism concerns and prevent any increase in criminal activity or enterprises.

#### **Policy 2.5.2**

The Port of Ft. Pierce, working with federal, state and local governmental bodies, the private sector, and other interested parties shall develop a public education program for the port security management plan to ensure that the owners, users, other responsible parties, and members of the public understand port security.

### **Goal 3                      Environmental Protection**

**The Indian River Lagoon is recognized as the most biodiverse estuary in North America and as an important component of the local economic base and the overall quality of life in the community. As such, the integrity of the Indian River Lagoon shall be protected by correcting any detrimental effects caused by current operations and ensuring long-term development and improvement activities are consistent with all local, state and federal environmental laws and regulations.**

#### **Objective 3.1**

**The Port of Ft. Pierce, working with federal, state and local governmental bodies, the private sector, and other interested parties, shall ensure the protection and restoration of the Indian River Lagoon and avoid future degradation of the Lagoon's ecological health due to port activities.**

#### **Policy 3.1.1**

The Port of Fort Pierce, working with federal, state and local governmental bodies, the private sector, and other interested parties, will regulate discharges coming from port activities into the Indian River Lagoon to prevent air and water pollution in violation of any adopted federal, state, or local laws or regulations. Existing port businesses should be retrofitted to reduce pollution in the Indian River Lagoon.

#### **Policy 3.1.2**

The Port of Ft. Pierce, working through the Comprehensive Plans and Land Development Regulations of the appropriate local general purpose government, shall address excessive freshwater inflows originating from the Port Planning Area to minimize their impacts on estuarine salinity, consistent with guidelines being developed by the U.S. Army Corp of Engineers and the South Florida Water Management District in the Indian River Lagoon – South Feasibility Study Draft (2001).

#### **Policy 3.1.3**

The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, shall limit inputs of suspended materials, nutrient inflows, and toxic substances from the Port Planning Area into the Indian River Lagoon to state and federal approved limits.

#### **Policy 3.1.4**

The Port of Ft. Pierce shall work with other governmental bodies, private interests, and other interested parties to enforce existing laws and prevent exotic invasive species from entering the Indian River Lagoon via ship's ballast and bilge water, cargo or any other method.

#### **Policy 3.1.5**

The Port of Ft. Pierce will develop a port area maintenance program to ensure environmental compliance by the port and for any activities occurring within the Port Planning Area.

### **Objective 3.2**

The Port of Ft. Pierce will work with other governmental bodies, private sector, and other interested parties to prevent detrimental effects on the Indian River Lagoon caused by port activities by supporting estuarine diversity and the protection, maintenance, and enhancement of the population of endangered and threatened species.

#### **Policy 3.2.1**



The Port of Ft. Pierce shall work with other governmental bodies, private interests, and other interested parties to preserve and restore seagrass beds and mitigate any permitted losses to existing seagrass beds caused by port activities to the maximum extent possible.

#### **Policy 3.2.2**

The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, shall protect endangered and threatened mammals, fish, reptiles, amphibians, and invertebrates from port activities in the Indian River Lagoon .

#### **Policy 3.2.3**

The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, shall take appropriate actions to protect and conserve fin and shellfish resources in the Indian River Lagoon from damage due to port activities.

### **Objective 3.3**

**The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, shall protect and maintain the existing natural coastal areas and resources within the Port Planning Area.**

#### **Policy 3.3.1**

The Port of Ft. Pierce, working with the Comprehensive Plan and Land Development Regulations of the appropriate local general purpose government, shall address maintenance and reduction of existing air quality emissions from port activities to ensure that new emissions from the port meet applicable air quality standards.

#### **Policy 3.3.2**

The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, shall create a scientific advisory committee, composed of researchers and managers from the Smithsonian Institute, Harbor Branch Oceanographic Institutions, and other regional marine research institutions, to provide scientific advice on port operations and activities (commercial, industrial and recreational) that may impact the Indian River Lagoon.

#### **Policy 3.3.3**

The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, will develop a list of best management practices for environmental protection which have been used successfully by other ports to ensure efficient and effective management of port operation activities while providing environmental protection.

#### **Policy 3.3.4**

The Port of Ft. Pierce, working with other governmental bodies the private sector, and other interested parties, should encourage the use of an absorbing type system of bulkheading where possible to protect the natural coastline in the port and surrounding area.

### **Objective 3.4**

**In keeping with the St. Lucie County Manatee Protection Plan (MPP), the Port of Ft. Pierce will work with other governmental agencies and private interests to improve protection of the manatees and enforcement of existing related laws within the Port Planning Area.**

#### **Policy 3.4.1**

The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, will adjust future and proposed dock design and construction to be consistent with manatee protection measures.

#### **Policy 3.4.2**

The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, will conduct maintenance dredging in the Port Planning Area in a manner that is consistent with manatee protection measures.

#### **Policy 3.4.3**

The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, will conduct activities involving expansion of ship berths and maintenance of channels in a manner that is consistent with manatee protection measures in the Port Planning Area.

#### **Policy 3.4.4**

The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, will conduct activities involving explosives in a manner that is consistent with manatee protection measures in the Port Planning Area.

#### **Policy 3.4.5**

The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, will conduct activities involving sediment removal and disposal in a manner that is consistent with manatee protection measures in the Port Planning Area.

#### **Policy 3.4.6**

The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, will protect and/or mitigate seagrass beds and submerged aquatic vegetation that serve as manatee habitat in the Port Planning Area.

#### **Policy 3.4.7**

The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, will help to develop guidelines and establish an education program for crew procedures regarding observing and avoiding manatees when arriving and departing from docks in the Port Planning Area.

### **Goal 4                      Public Access**

**The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties, shall enhance public access to the Port Planning Area.**

#### **Objective 4.1**

**The Port of Ft. Pierce, working with other governmental bodies, private interests and other interested parties, shall develop an integrated open space system to provide public access between those portions in the Port Planning Area that are open to the public and the surrounding community.**

**Policy 4.1.1**

The Port of Ft. Pierce, working with other governmental bodies, private interests, and other interested parties shall facilitate public access to short-term parking.

**Policy 4.1.2**

The Port of Ft. Pierce shall encourage unobstructed public access to designated public fishing areas.

**Policy 4.1.3**

The Port of Ft. Pierce shall cooperate with and support efforts of other interested governmental bodies in providing access to unobstructed scenic views of the Indian River Lagoon.

**Policy 4.1.4**

The Port of Ft. Pierce shall encourage the City, County, and State to improve and maintain an orderly network of streets and entrances to access port facilities.

**Policy 4.1.5**

The Port of Ft. Pierce shall develop an integrated open space system along the waterfront of the Port Operations Area, with the exception of areas where such access would pose a safety or security concern or where it would interfere with approved port activities.

**Policy 4.1.6**

The Port of Ft. Pierce shall encourage multi-use marine recreational activities, walkways, and multi use paths within the open space system in the Port Planning Area and provide linkages with the network in Fort Pierce.

**Goal 5                      Emergency Management**

**The public will be protected in various emergency situations through cooperation between the Port of Ft. Pierce with other governmental bodies to**

achieve maximum levels of safety and to restrict commerce of hazardous materials in the Port of Ft. Pierce.

#### **Objective 5.1**

The Port of Ft. Pierce, working with regional and state emergency management agencies, private interests and other interested parties, shall identify new and existing procedures to ensure public safety in the event of a hurricane or other natural disaster.

##### **Policy 5.1.1**

The Port of Ft. Pierce shall comply with the comprehensive emergency management plans of appropriate local general purpose government to ensure safe evacuation of the port during times of hurricane or other disasters.

#### **Objective 5.2**

The Port of Ft. Pierce, working with other governmental bodies, shall comply and cooperate to ensure that adequate procedures are in place to respond to a hazardous material spill.

##### **Policy 5.2.1**

The Port of Ft. Pierce shall comply with the processes of federal, state, and local governments for safe and expedient cleanup of hazardous spills.

##### **Policy 5.2.2**

The Port of Ft. Pierce shall cooperate with governmental bodies to provide complete and timely information to the public in the event of a hazardous materials accident.

### **Goal 6                      Landside Infrastructure**

Landside and waterside infrastructure serving the Port of Ft. Pierce should meet the port's future requirements in a manner consistent with the abilities of the appropriate agencies to provide the services needed to support approved port activities.

## **Objective 6.1**

**The Port of Ft. Pierce shall work with other governmental agencies to improve linkages between the port facilities and intermodal transportation routes.**

### **Policy 6.1.1**

The Port of Ft. Pierce, working with other governmental bodies, private interests and other interested parties, should limit increased traffic congestion in the Port Planning Area and on roadways adjacent to the Port Planning Area consistent with the adopted levels of service in the Comprehensive Plan of the appropriate local general purpose government.

### **Policy 6.1.2**

The Port of Ft. Pierce should enhance and expand activities that tie the port to the St. Lucie County Airport and coordinate with the Florida Department of Community Affairs (DCA), the Governor's Office of Tourism, Trade, and Economic Development (OTTED), Florida Department of Transportation (FDOT) and the Florida East Coast (FEC) Railroad, Tri-rail and other possible rail service, in order to encourage multimodal development, maximize intermodal transportation connections, and facilitate the continued economic growth, development, and vitality of St. Lucie County. Beginning in 2003 and continuing annually thereafter, Port of Ft. Pierce shall prepare a State of the Ports Report to demonstrate to the public how activities of both facilities are furthering the quality of life of St. Lucie County residents.

### **Policy 6.1.3**

The Port of Ft. Pierce, working with other governmental bodies, should facilitate expansion of public transit to and from the Port Planning Area.

## **Goal 7                      Navigation Channels**

**Navigation channels serving the port's maritime and recreational activities shall meet existing and limited future needs as outlined in this plan.**

## **Objective 7.1**

**The Port of Ft. Pierce shall maintain a maximum channel depth at 28 feet with its current width as identified on the Army Corps of Engineers' Project Condition Survey dated August 2001 (attached as Exhibit A).**

### **Policy 7.1.1**

The Port of Ft. Pierce shall coordinate with the U.S. Army Corps of Engineers and the Florida Inland Navigation District to provide for the maintenance of the navigation channels, including location of spoil disposal sites.

### **Policy 7.1.2**

The Port of Ft. Pierce shall coordinate with the U.S. Coast Guard in the placement and maintenance of the navigational aids within the port area.

## **Objective 7.2**

**The Port of Ft. Pierce shall seek to improve the condition of Taylor Creek from the S-50 Spillway to the Intercoastal Waterway through maintenance dredging and water quality improvement projects.**

### **Policy 7.2.1**

The Port of Ft. Pierce shall request that St. Lucie County include as part of its Capital Improvements Programs funding for the restoration and improvement of the Taylor Creek through maintenance dredging and water quality improvement projects to supplement funds received from other agencies.